

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Mirrormont to Cedar River / 66

Previous Physical Inspection: 1999

Sales - Improved Summary:

Number of Sales: 343

Range of Sale Dates: 1/2002 - 12/2003

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2003 Value	\$105,900	\$224,900	\$330,800	\$349,400	94.7%	10.26%
2004 Value	\$110,700	\$234,500	\$345,200	\$349,400	98.8%	9.89%
Change	+\$4,800	+\$9,600	+\$14,400		+4.1%	-0.37%
% Change	+4.5%	+4.3%	+4.4%		+4.3%	-3.61%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.37% and -3.61% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2003 Value	\$112,900	\$215,100	\$328,000
2004 Value	\$118,100	\$224,600	\$342,700
Percent Change	+4.6%	+4.4%	+4.5%

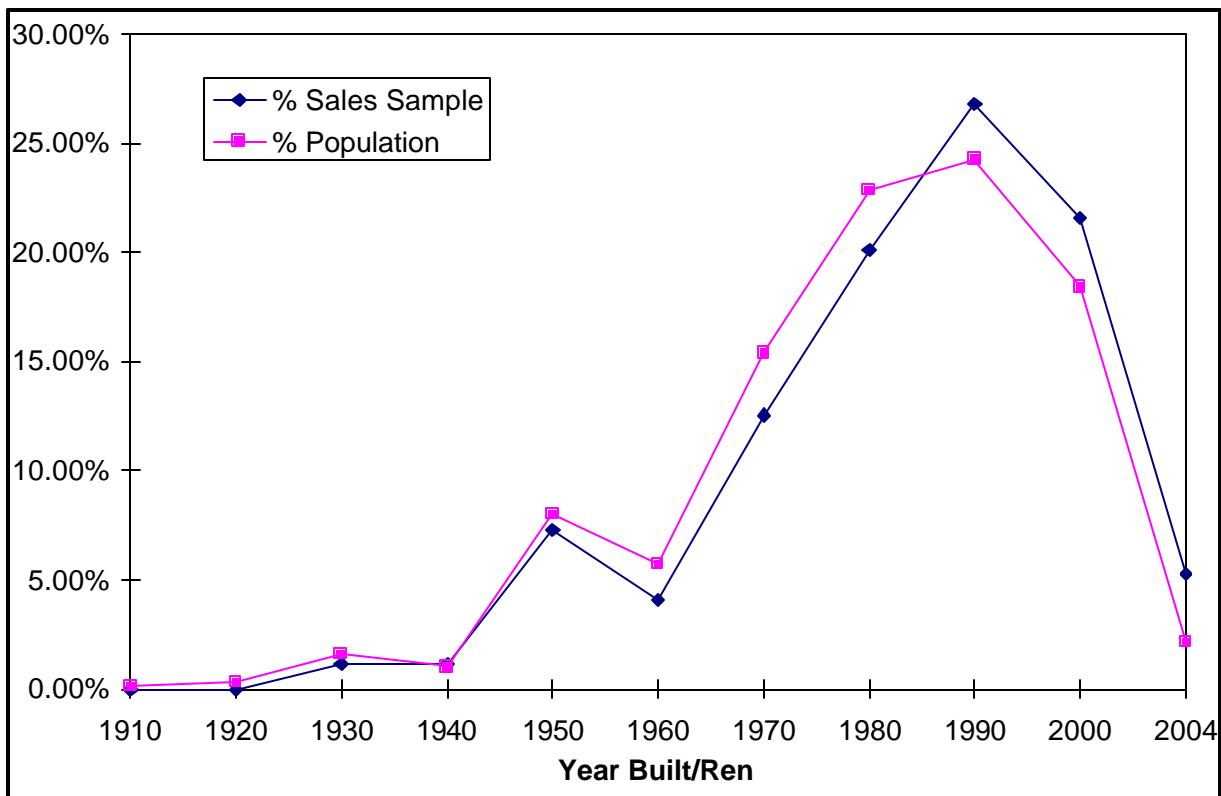
Number of one to three unit residences in the Population: 3234

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in Sub Area 10 that are grade 8 and greater were at a slightly higher average ratio (assessed value/sale price) than other parcels; the formula will adjust these properties upward very slightly. Homes in Four Creeks Ranch (major 261680) and Grade 9 homes in Maple Ridge Estates (majors 510445, 510446 & 510447) were at a much higher average ratio than other homes in this area; the formula will adjust these properties downward. Homes in Sub Area 6 with Grade 6 or less quality of construction were at a much lower average ratio than other homes in this area; the formula will adjust these upward more than others. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

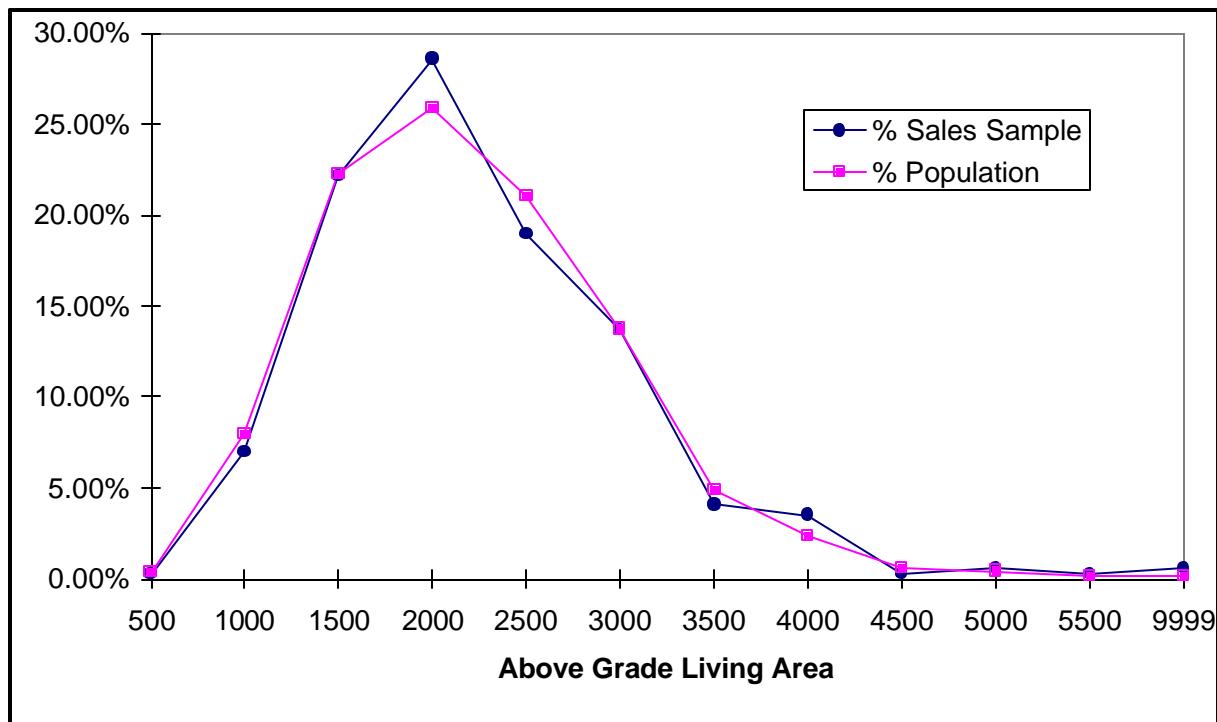
Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	0	0.00%	1910	5	0.15%
1920	0	0.00%	1920	11	0.34%
1930	4	1.17%	1930	52	1.61%
1940	4	1.17%	1940	33	1.02%
1950	25	7.29%	1950	259	8.01%
1960	14	4.08%	1960	186	5.75%
1970	43	12.54%	1970	498	15.40%
1980	69	20.12%	1980	739	22.85%
1990	92	26.82%	1990	785	24.27%
2000	74	21.57%	2000	596	18.43%
2004	18	5.25%	2004	70	2.16%
	343			3234	



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Above Grade Living Area

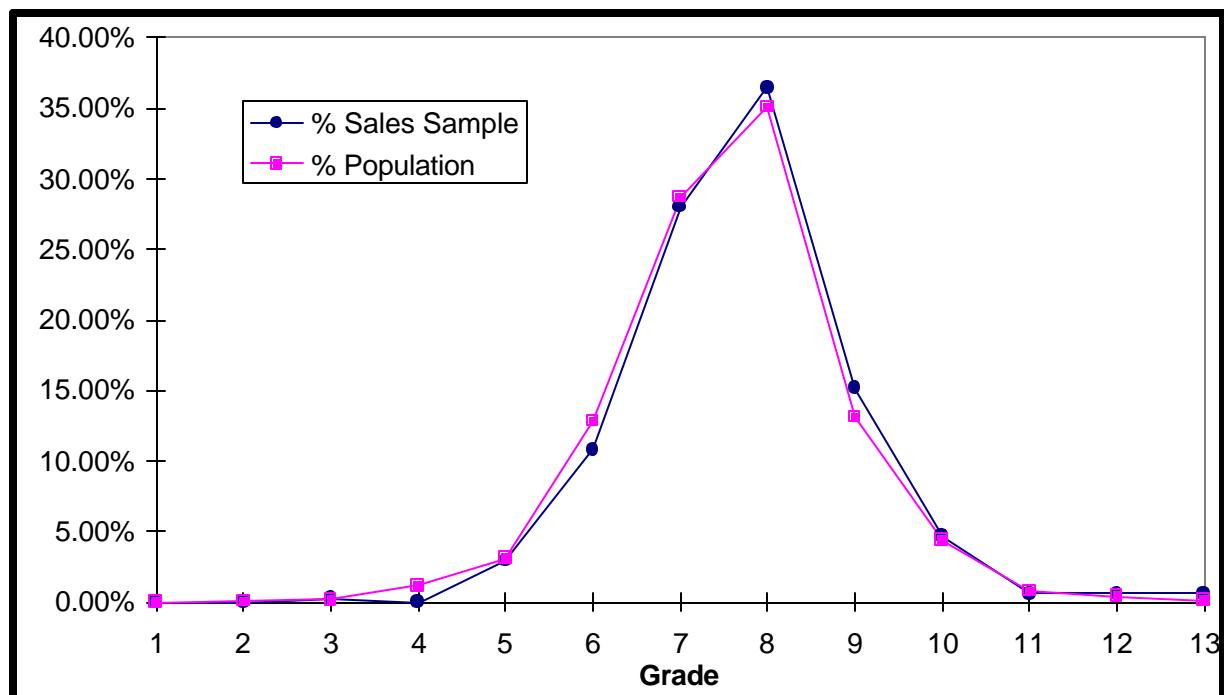
Sales Sample			Population		
AGLA	Frequency	% Sales Sample	AGLA	Frequency	% Population
500	1	0.29%	500	13	0.40%
1000	24	7.00%	1000	257	7.95%
1500	76	22.16%	1500	720	22.26%
2000	98	28.57%	2000	838	25.91%
2500	65	18.95%	2500	681	21.06%
3000	47	13.70%	3000	444	13.73%
3500	14	4.08%	3500	159	4.92%
4000	12	3.50%	4000	77	2.38%
4500	1	0.29%	4500	19	0.59%
5000	2	0.58%	5000	14	0.43%
5500	1	0.29%	5500	6	0.19%
9999	2	0.58%	9999	6	0.19%
		343			3234



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

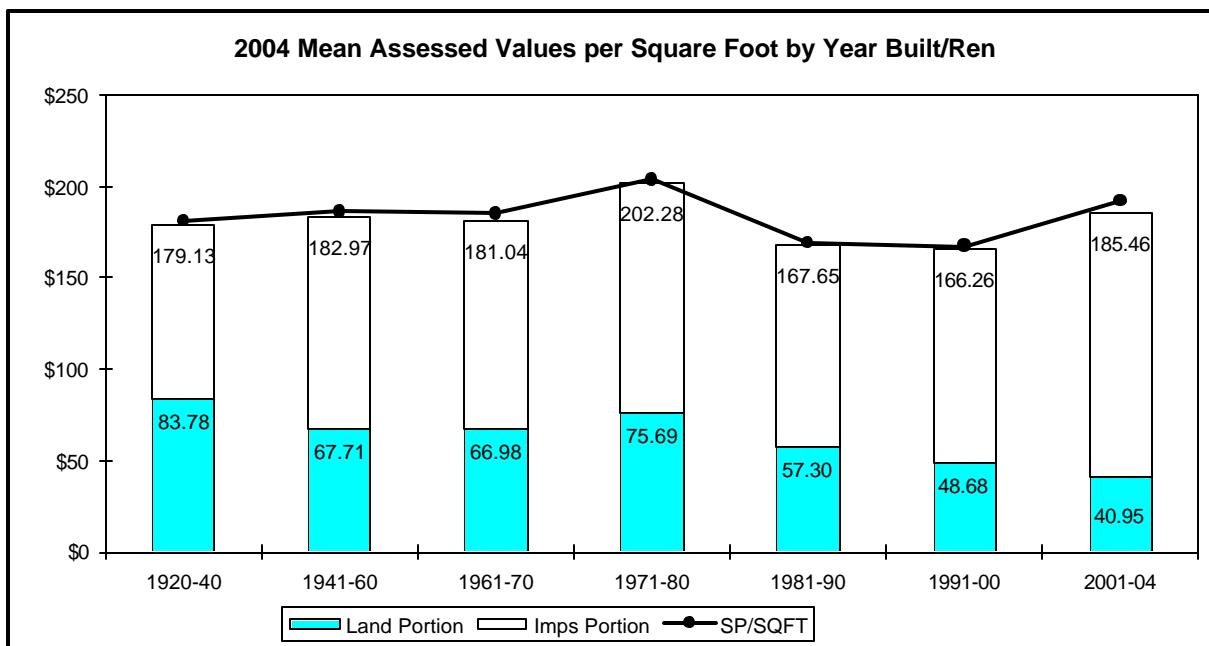
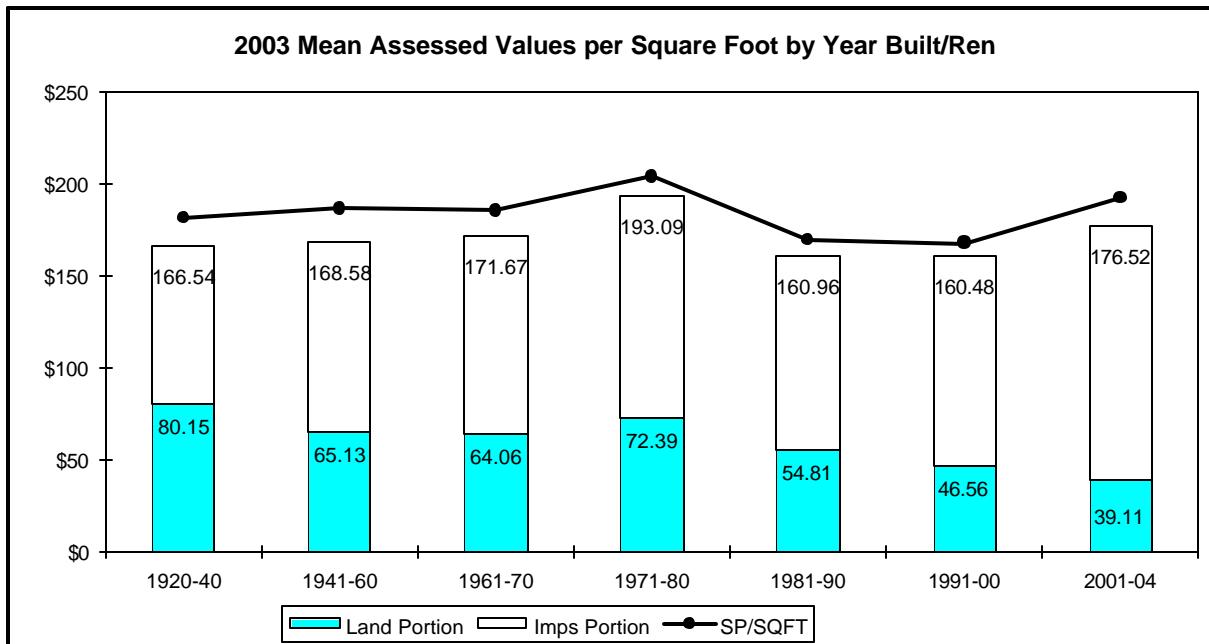
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	0	0.00%
2	0	0.00%	2	2	0.06%
3	1	0.29%	3	6	0.19%
4	0	0.00%	4	37	1.14%
5	10	2.92%	5	101	3.12%
6	37	10.79%	6	416	12.86%
7	96	27.99%	7	929	28.73%
8	125	36.44%	8	1134	35.06%
9	52	15.16%	9	424	13.11%
10	16	4.66%	10	142	4.39%
11	2	0.58%	11	26	0.80%
12	2	0.58%	12	13	0.40%
13	2	0.58%	13	4	0.12%
	343			3234	



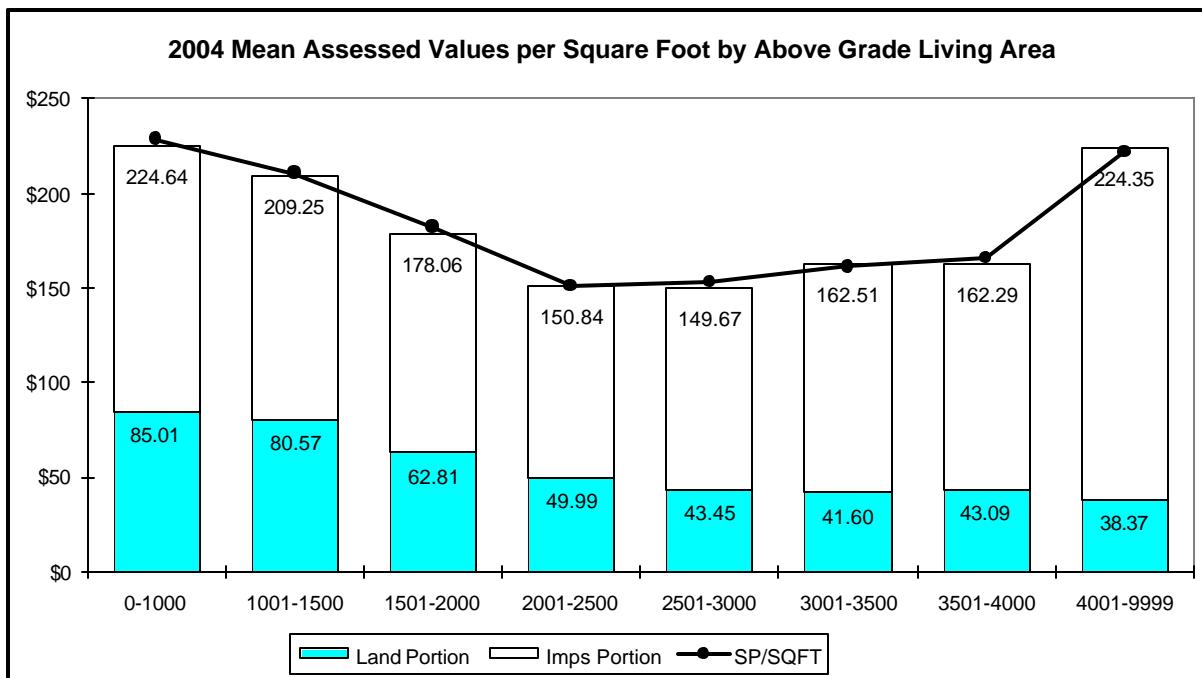
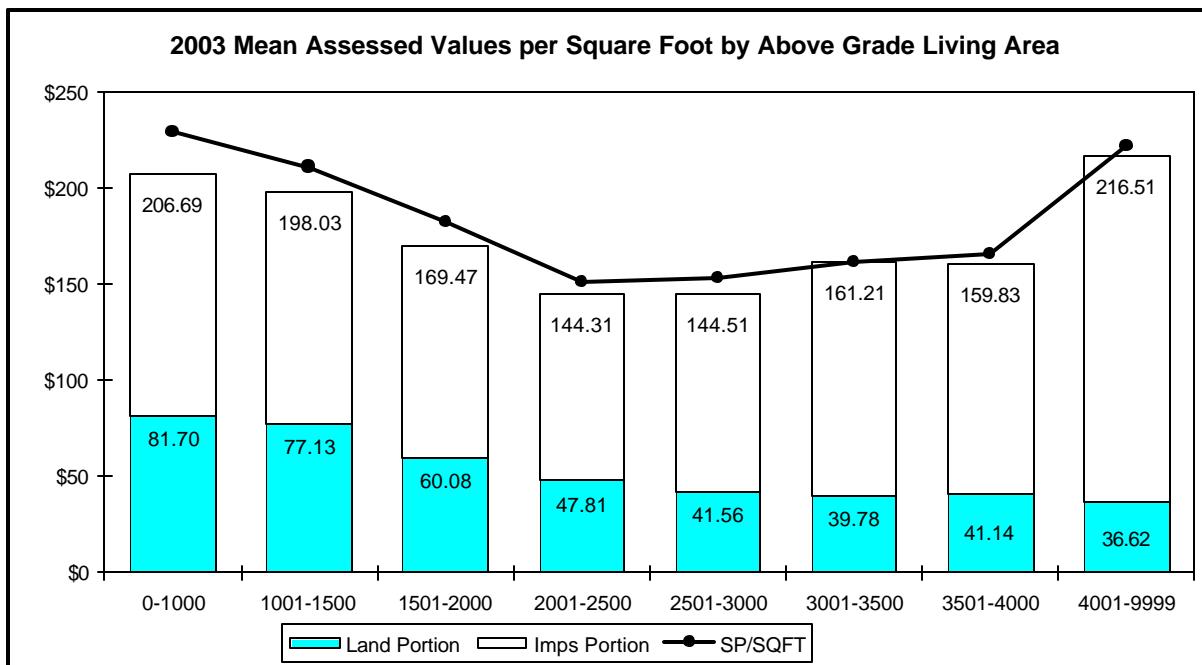
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



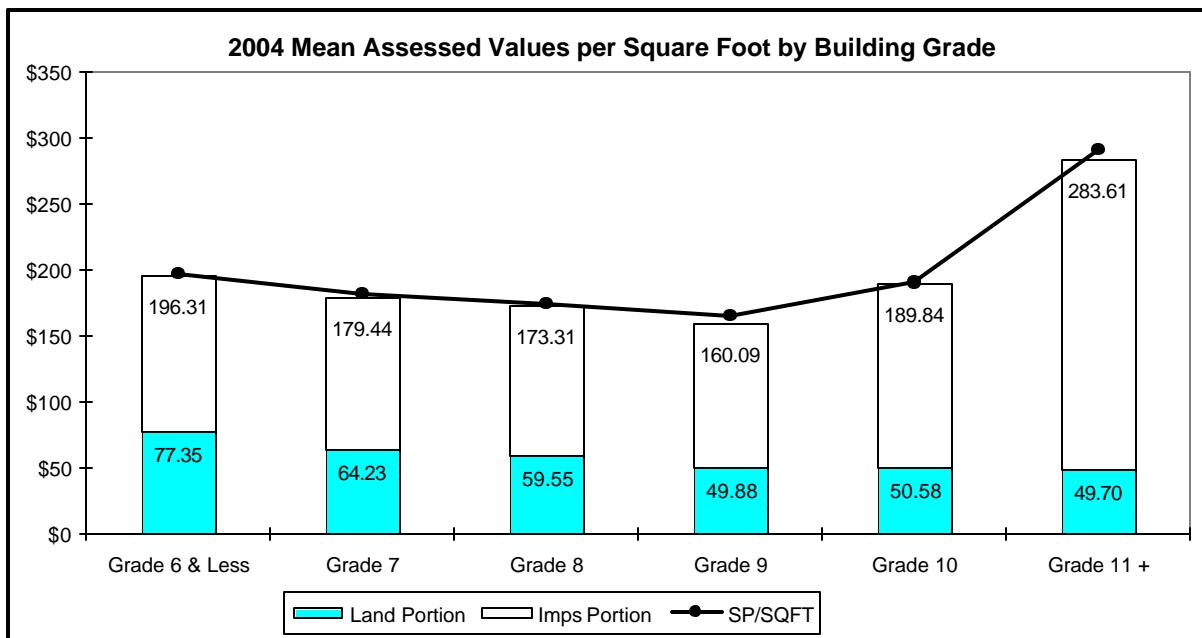
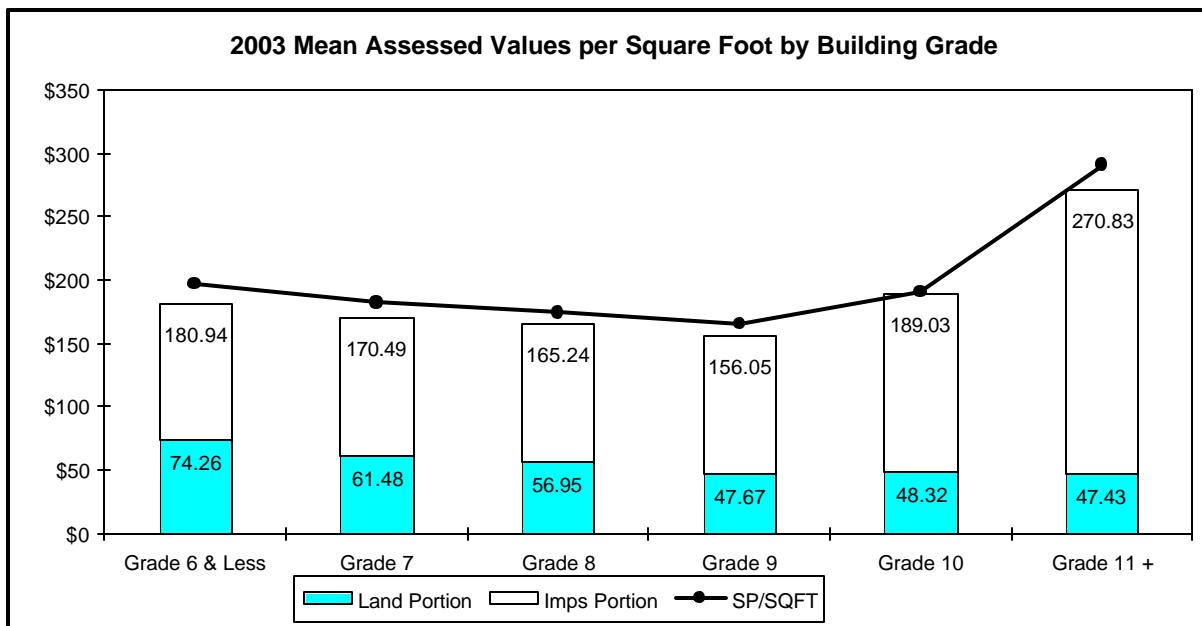
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area***



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

***Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade***



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the 46 usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 4.5% increase in land assessments in the area for the 2004 Assessment Year. The formula is:

$$2004 \text{ Land Value} = 2003 \text{ Land Value} \times 1.05, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 343 usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (continued)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, homes in Sub Area 10 that are grade 8 and greater were at a slightly higher average ratio (assessed value/sale price) than other parcels; the formula will adjust these properties upward very slightly. Homes in Four Creeks Ranch (major 261680) and Grade 9 homes in Maple Ridge Estates (majors 510445, 510446 & 510447) were at a much higher average ratio than other homes in this area; the formula will adjust these properties downward. Homes in Sub Area 6 with Grade 6 or less quality of construction were at a much lower average ratio than other homes in this area; the formula will adjust these upward more than others.

The derived adjustment formula is:

$$\begin{aligned} 2004 \text{ Total Value} = & 2003 \text{ Total Value} / .9483057 + .0475821 \text{ If Sub Area 10 \& Grade } \geq 8 \\ & + 8.456638E-02 \text{ If Major } = 261680 + .1082297 \text{ If Grade } = 9 \text{ and Major } = 510445 \text{ or } 510446 \text{ or } 510447 \\ & -3.987288E-02 \text{ If Grade } \leq 6 \text{ and Sub Area } = 6. \end{aligned}$$

The resulting total value is rounded down to the next \$1,000, *then*:
2004 Improvements Value = 2004 Total Value minus 2004 Land Value

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.043)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2004 Land Value + Previous Improvement Value * 1.043).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.043, \text{ with results rounded down to the next \$1,000}$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 66 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

5.45%

Grade 8 and up in Sub Area 10	Yes
% Adjustment	-5.04%
Four Creeks Ranch Major 261680	Yes
% Adjustment	-8.63%
Grade 9's in Maple Ridge Estates Majors 510445, 510446 & 510447	Yes
% Adjustment	-10.80%
Grade 6 and lower in Sub Area 6	Yes
% Adjustment	4.63%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 8 in Sub Area 10 *approximately* receive a slight .41% upward adjustment (5.45% - 5.04%).

Generally higher grade homes in Sub Area 10, homes in Four Creeks Ranch and Grade 9 homes in Maple Ridge Estates were at a higher assessment level than other parcels. Grade 6 and less homes in Sub Area 6 (population of 374) were at a much lower assessment level than other homes in this area. This model corrects for these strata differences.

75.5% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone. No one parcel will receive more than the overall and one additional adjustment.

Area 66 Summary of Neighborhood Plat Variables

Plat Number	Plat Name	# Sales	# Pop	% of Pop	QSTR	Sub	Range of Building Grades	Range of Year Built	Nearest Major Roadway
261680	Four Creeks Ranch	8	60	13.3%	NW-15-23-6	2	9 - 10	1982 thru 1991	SE 136th Court and 229th Drive SE
510445 thru 510447	Maple Ridge Estates (grade 9 homes)	7	32	21.8%	SE-22-22-5	6	7 - 9	1986 thru 1996	SE 156th St and 140th Pl SE

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
6 & Less	48	0.921	0.997	8.3%	0.958	1.035
7	96	0.936	0.985	5.3%	0.964	1.006
8	125	0.950	0.996	4.9%	0.981	1.011
9	52	0.950	0.972	2.4%	0.945	0.999
10	16	0.996	1.001	0.4%	0.964	1.038
11 & Above	6	0.937	0.975	4.1%	0.875	1.075
Year Built or Year Renovated	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1920-1940	8	0.919	0.987	7.5%	0.807	1.168
1941-1960	39	0.897	0.969	8.0%	0.935	1.003
1961-1970	43	0.932	0.981	5.3%	0.946	1.017
1971-1980	69	0.949	0.994	4.8%	0.969	1.018
1981-1990	92	0.964	0.999	3.7%	0.981	1.017
1991-2000	74	0.959	0.988	3.1%	0.970	1.006
>2000	18	0.921	0.967	5.0%	0.920	1.015
Condition	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
Fair	4	1.054	1.117	5.9%	0.992	1.241
Average	234	0.950	0.987	3.9%	0.976	0.999
Good	90	0.931	0.980	5.3%	0.958	1.003
Very Good	15	0.964	1.025	6.4%	0.943	1.108
Stories	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
1	175	0.940	0.989	5.2%	0.973	1.005
1.5	20	0.920	0.971	5.5%	0.907	1.034
2	147	0.956	0.989	3.5%	0.975	1.002
2.5	1	1.085	1.049	-3.2%	NA	NA

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
400-1000	25	0.902	0.980	8.6%	0.930	1.030
1001-1500	76	0.940	0.993	5.6%	0.969	1.017
1501-2000	98	0.932	0.979	5.0%	0.957	1.002
2001-2500	65	0.956	0.999	4.5%	0.981	1.016
2501-3000	47	0.944	0.978	3.6%	0.952	1.004
3001-3500	14	1.000	1.009	0.9%	0.952	1.067
3501-4000	12	0.966	0.980	1.5%	0.929	1.032
4001-9999	6	0.964	0.995	3.3%	0.905	1.085
View Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	313	0.946	0.987	4.3%	0.976	0.998
Y	30	0.954	0.996	4.4%	0.960	1.032
Wft Y/N	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	334	0.948	0.988	4.3%	0.978	0.999
Y	9	0.910	0.973	6.9%	0.873	1.072
Sub	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
2	30	0.955	0.980	2.5%	0.943	1.016
6	138	0.954	1.004	5.3%	0.989	1.019
13	125	0.930	0.979	5.3%	0.960	0.998
10	50	0.970	0.987	1.8%	0.957	1.016
Lot Size	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
4000-7000	22	0.978	1.035	5.8%	1.007	1.063
7001-10000	59	0.949	1.009	6.3%	0.990	1.029
10001-20000	35	0.953	0.984	3.2%	0.955	1.014
20001-30000	16	0.950	0.992	4.5%	0.919	1.065
30001-43559	88	0.943	0.989	4.8%	0.968	1.009
1AC-3AC	86	0.958	0.993	3.6%	0.969	1.016
3.01AC-5AC	22	0.923	0.955	3.5%	0.910	1.000
5.1AC-10AC	15	0.918	0.949	3.4%	0.883	1.015

Area 66 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 98.8.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

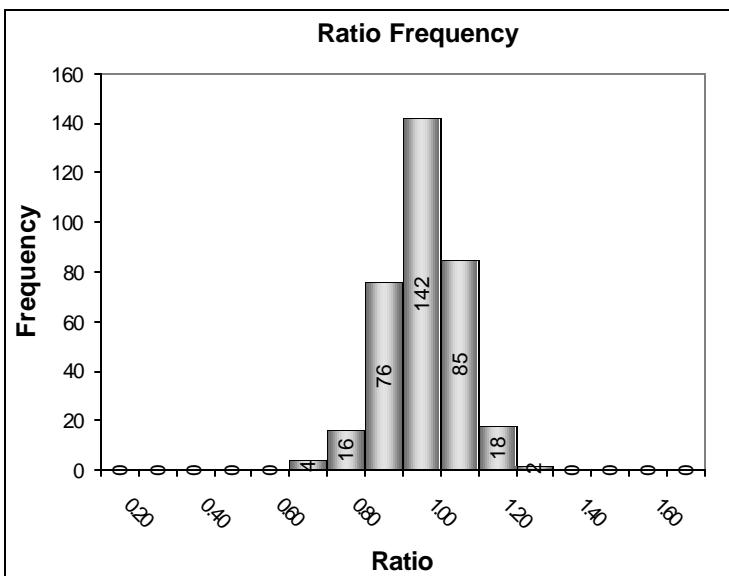
It is difficult to draw valid conclusions when the sales count is low.

Grade 8 and up in Sub Area 10	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	312	0.941	0.988	4.9%	0.977	0.999
Y	31	0.982	0.988	0.6%	0.945	1.030
Four Creeks Ranch Major 261680	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	335	0.944	0.988	4.6%	0.977	0.998
Y	8	1.030	0.997	-3.3%	0.959	1.035
Grade 9's in Maple Ridge Estates Majors 510445, 510446 & 510447	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	336	0.945	0.988	4.6%	0.977	0.998
Y	7	1.055	0.997	-5.5%	0.941	1.053
Grade 6 and lower in Sub Area 6	Count	2003 Weighted Mean	2004 Weighted Mean	Percent Change	2004 Lower 95% C.L..	2004 Upper 95% C.L.
N	307	0.950	0.988	4.0%	0.977	0.999
Y	36	0.896	0.984	9.8%	0.948	1.019

Annual Update Ratio Study Report (Before)

2003 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2003	Date of Report: 5/11/2004	Sales Dates: 1/2002 - 12/2003
Area 66 Mirrormont/Cedar River	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	343		
Mean Assessed Value	330,800		
Mean Sales Price	349,400		
Standard Deviation AV	193.752		
Standard Deviation SP	207.159		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.952		
Median Ratio	0.952		
Weighted Mean Ratio	0.947		
UNIFORMITY			
Lowest ratio	0.636		
Highest ratio:	1.264		
Coefficient of Dispersion	7.95%		
Standard Deviation	0.098		
Coefficient of Variation	10.26%		
Price Related Differential (PRD)	1.006		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.941		
<i>Upper limit</i>	0.964		
95% Confidence: Mean			
<i>Lower limit</i>	0.942		
<i>Upper limit</i>	0.963		
SAMPLE SIZE EVALUATION			
N (population size)	3234		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.098		
Recommended minimum:	15		
Actual sample size:	343		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	172		
# ratios above mean:	171		
<i>Z:</i>	0.054		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



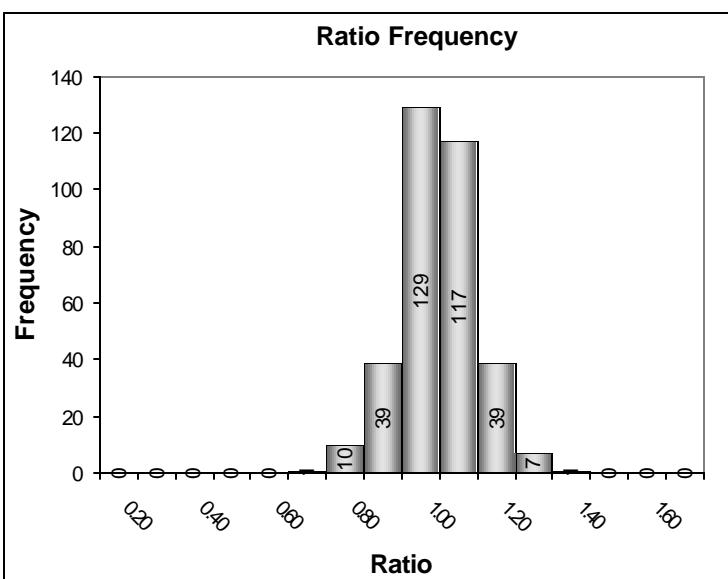
COMMENTS:

1 to 3 Unit Residences throughout area 66

Annual Update Ratio Study Report (After)

2004 Assessments

District/Team: SE / Team - 1	Lien Date: 01/01/2004	Date of Report: 5/11/2004	Sales Dates: 1/2002 - 12/2003
Area 66 Mirrormont/Cedar River	Appr ID: RSOW	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	343		
Mean Assessed Value	345,200		
Mean Sales Price	349,400		
Standard Deviation AV	198,007		
Standard Deviation SP	207,159		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.998		
Median Ratio	0.998		
Weighted Mean Ratio	0.988		
UNIFORMITY			
Lowest ratio	0.668		
Highest ratio:	1.328		
Coefficient of Dispersion	7.57%		
Standard Deviation	0.099		
Coefficient of Variation	9.89%		
Price Related Differential (PRD)	1.010		
RELIABILITY			
95% Confidence: Median			
<i>Lower limit</i>	0.989		
<i>Upper limit</i>	1.007		
95% Confidence: Mean			
<i>Lower limit</i>	0.988		
<i>Upper limit</i>	1.009		
SAMPLE SIZE EVALUATION			
N (population size)	3234		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.099		
Recommended minimum:	16		
Actual sample size:	343		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	172		
# ratios above mean:	171		
<i>Z:</i>	0.054		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout area 66
 Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
002	162306	9014	3/24/03	\$282,500	1140	0	5	1930	4	88862	N	N	22021 SE MAY VALLEY RD
002	152306	9057	8/1/02	\$250,000	1000	0	6	1972	3	27007	N	N	23309 SE MAY VALLEY RD
002	102306	9037	11/22/02	\$250,000	1510	0	6	1990	3	38252	N	N	12720 ISSAQAH-HOBART RD SE
002	032306	9029	10/22/02	\$289,000	2050	0	6	1984	4	43143	N	N	10924 ISSAQAH-HOBART RD SE
002	152306	9058	3/27/02	\$215,000	1200	600	7	1965	3	25484	N	N	13205 ISSAQAH-HOBART RD SE
002	032306	9137	5/15/02	\$300,000	1860	0	7	1969	3	39150	N	N	23834 SE 111TH ST
002	162306	9071	8/26/03	\$386,000	2220	0	7	1987	3	60984	N	N	13609 217TH AV SE
002	162306	9049	4/15/02	\$319,000	1200	1200	8	1991	3	50529	N	N	22425 SE MAY VALLEY RD
002	813750	0540	3/11/02	\$325,501	1700	0	8	1988	3	44431	N	N	21107 SE 138TH PL
002	813750	0450	8/22/03	\$365,000	1730	0	8	1988	3	52707	N	N	20835 SE 138TH PL
002	813750	0210	6/21/02	\$390,000	1950	0	8	1989	3	37068	N	N	20516 SE 136TH ST
002	032306	9095	8/25/03	\$360,000	2173	0	8	1970	4	21680	N	N	24013 SE 103RD PL
002	162306	9052	10/28/02	\$435,000	2330	0	8	1977	3	178160	N	N	13910 217TH AV SE
002	813750	0720	2/20/03	\$395,000	2450	0	8	1987	3	42851	N	N	13511 209TH AV SE
002	813750	0710	7/21/03	\$425,000	2530	0	8	1987	3	60112	N	N	13517 209TH AV SE
002	813750	0770	9/19/03	\$424,000	2670	0	8	1986	3	30299	N	N	13419 209TH AV SE
002	813750	0230	2/27/03	\$425,000	2720	0	8	1990	3	37590	N	N	20490 SE 136TH ST
002	032306	9088	12/3/03	\$425,000	2730	0	8	1992	3	50820	N	N	10420 238TH WY SE
002	261680	0070	2/22/02	\$360,000	2250	0	9	1985	3	33327	N	N	23201 SE 135TH CT
002	261680	0060	7/8/03	\$365,000	2320	0	9	1985	3	31020	N	N	23200 SE 135TH CT
002	261680	0140	4/24/02	\$402,000	2670	0	9	1987	3	53271	N	N	13831 232ND AV SE
002	261680	0330	7/19/03	\$455,000	2700	0	9	1986	4	52951	N	N	22828 SE 141ST CT
002	813750	0050	12/23/03	\$495,000	2860	0	9	1988	3	35000	N	N	13431 207TH CT SE
002	162306	9023	4/17/03	\$655,000	2920	0	9	2002	3	252648	N	N	13808 219TH AV SE
002	261680	0200	7/24/03	\$575,000	2770	1280	10	1986	3	60687	N	N	14124 229TH DR SE
002	261680	0520	4/22/03	\$530,000	2870	0	10	1986	3	33138	N	N	22919 SE 139TH CT
002	261680	0510	6/11/02	\$485,000	3110	0	10	1988	3	36689	N	N	14008 229TH DR SE
002	152306	9124	9/16/02	\$785,000	3790	1860	10	1996	3	158080	Y	N	13030 230TH PL SE
002	261680	0090	9/11/03	\$614,000	4560	0	10	1983	3	66120	N	N	13606 231ST PL SE
002	172306	9101	10/14/03	\$700,000	4760	0	11	1983	3	215213	N	N	13353 202ND AV SE

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	275220	0060	11/24/03	\$104,000	480	0	3	1954	3	14700	Y	Y	21323 221ST AV SE
006	232305	9142	11/17/03	\$251,000	720	0	5	1958	5	45738	N	Y	15005 SE JONES RD
006	222305	9071	11/12/03	\$175,000	900	0	5	1947	5	6160	N	N	13110 SE 149TH ST
006	511140	0150	11/21/03	\$255,000	1060	0	5	1927	3	223462	Y	Y	19934 218TH PL SE
006	222305	9106	6/12/02	\$180,500	1080	0	5	1942	5	5720	N	N	13308 SE 149TH ST
006	512640	0045	11/14/03	\$178,000	720	0	6	1943	3	7200	N	N	3020 SE 5TH ST
006	512640	0230	2/14/03	\$139,500	720	0	6	1943	2	7200	N	N	3113 SE 6TH ST
006	512640	0070	2/24/03	\$174,950	750	0	6	1943	3	7200	N	N	3118 SE 5TH ST
006	512690	0185	8/7/02	\$181,800	790	0	6	1944	4	6930	N	N	3317 SE 6TH ST
006	512690	0030	4/24/02	\$185,000	800	0	6	1944	4	7560	N	N	3332 SE 5TH ST
006	512690	0260	10/30/03	\$181,000	800	0	6	1944	4	7194	N	N	3604 SE 5TH ST
006	512690	0435	6/27/02	\$149,000	800	0	6	1944	4	7119	N	N	3701 SE 5TH PL
006	512690	0480	1/9/02	\$159,000	800	0	6	1944	3	7200	N	N	3609 SE 6TH ST
006	512690	0075	7/23/03	\$180,000	820	0	6	1944	3	7560	N	N	3508 SE 5TH ST
006	146140	0110	11/12/03	\$249,000	890	0	6	1989	3	12623	Y	Y	19040 216TH AV SE
006	512690	0205	11/3/03	\$185,000	890	0	6	1944	3	6000	N	N	3333 NEWPORT AV SE
006	512690	0295	12/22/03	\$178,000	890	0	6	1944	4	7752	N	N	3533 SE 5TH ST
006	512690	0395	3/20/02	\$164,000	900	0	6	1944	4	7280	N	N	3616 SE 6TH ST
006	512640	0225	12/12/03	\$174,000	930	0	6	1943	5	7200	N	N	3109 SE 6TH ST
006	918970	0125	10/1/02	\$170,000	970	0	6	1966	3	9660	N	N	15005 132ND AV SE
006	918970	0250	2/26/02	\$155,000	970	0	6	1967	3	7076	N	N	13202 SE 150TH ST
006	512640	0120	6/13/02	\$191,000	990	0	6	1943	4	8027	N	N	3129 SE 5TH ST
006	511240	0020	10/23/03	\$175,000	1070	0	6	1933	3	135036	N	N	20238 MAXWELL RD SE
006	512800	0025	10/1/02	\$140,000	1070	0	6	1948	3	8100	N	N	14923 130TH AV SE
006	512640	0140	11/6/03	\$185,000	1080	0	6	1943	4	9599	N	N	3217 SE 5TH ST
006	512690	0470	12/16/03	\$205,000	1160	0	6	1944	4	7200	N	N	3601 SE 6TH ST
006	512800	0020	9/11/03	\$145,000	1180	0	6	1949	3	8160	N	N	14929 130TH AV SE
006	512800	0035	6/25/03	\$179,500	1270	0	6	1955	4	7315	N	N	14911 130TH AV SE
006	512640	0015	7/18/03	\$181,250	1320	0	6	1943	4	10916	N	N	2930 SE 5TH ST
006	918970	0170	8/13/03	\$225,000	1320	0	6	1989	4	9316	N	N	15024 132ND AV SE
006	512690	0090	7/31/02	\$189,000	1330	0	6	1944	3	7320	N	N	3309 SE 5TH ST

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Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	222305	9117	5/29/02	\$207,000	1360	0	6	1967	3	8925	N	N	14904 133RD AV SE
006	232305	9140	4/17/03	\$215,000	1380	0	6	1960	5	14440	N	N	15408 SE JONES RD
006	512690	0010	11/12/03	\$205,000	1510	0	6	1944	4	7560	N	N	3300 SE 5TH ST
006	092206	9137	6/24/03	\$239,000	1710	0	6	1921	5	85378	N	N	20912 MAXWELL RD SE
006	511240	0015	10/13/03	\$444,450	1770	0	6	1933	5	270072	N	N	20210 MAXWELL RD SE
006	332306	9014	4/25/03	\$215,000	910	0	7	1997	3	45302	N	N	19033 MAXWELL RD SE
006	242305	9070	8/11/03	\$264,950	1030	0	7	1960	4	36271	N	N	17021 SE JONES RD
006	222305	9049	12/2/03	\$179,000	1040	0	7	1956	3	12580	N	N	14929 134TH AV SE
006	918970	0230	7/15/02	\$177,500	1120	0	7	1976	4	7700	N	N	13216 SE 151ST ST
006	322306	9033	8/13/02	\$189,000	1150	0	7	1983	3	12086	N	N	18006 CEDAR GROVE RD SE
006	322306	9057	2/20/03	\$147,000	1170	0	7	1966	2	22800	N	N	17607 RENTON-MAPLE VALLEY RD SE
006	885691	0020	5/22/03	\$265,000	1240	360	7	1989	3	9418	N	N	16115 SE 156TH ST
006	222305	9057	6/27/02	\$250,000	1290	0	7	1977	5	11110	Y	Y	15022 135TH AV SE
006	242305	9090	12/23/03	\$214,900	1320	0	7	1962	3	37897	N	N	17115 SE JONES RD
006	147140	0075	6/20/02	\$315,000	1330	0	7	1998	3	25920	Y	Y	3427 SE 7TH ST
006	918970	0225	5/22/02	\$194,900	1330	0	7	1965	4	7260	N	N	13222 SE 151ST ST
006	113400	0150	7/5/02	\$199,900	1340	0	7	1976	4	13500	N	N	3932 SE 10TH PL
006	512800	0007	10/25/02	\$215,000	1460	0	7	1985	3	8750	N	N	15015 130TH AV SE
006	668940	0115	12/10/03	\$272,850	1470	0	7	1958	4	10944	N	Y	1121 SHELTON AV SE
006	918970	0195	7/28/03	\$209,200	1470	0	7	1957	4	9025	N	N	15011 133RD AV SE
006	222305	9099	5/23/02	\$182,500	1500	0	7	1957	4	10018	N	N	15017 134TH AV SE
006	445900	0200	9/23/03	\$216,300	1510	0	7	1969	3	13779	N	N	15010 156TH PL SE
006	222305	9119	10/14/03	\$221,950	1550	0	7	1975	4	8712	N	N	15010 134TH AV SE
006	512800	0006	4/10/02	\$234,500	1590	0	7	1994	3	8540	N	N	15021 130TH AV SE
006	322306	9072	1/8/02	\$243,000	1620	0	7	1958	4	66646	N	N	18233 RENTON-MAPLE VALLEY RD SE
006	885689	0350	6/24/02	\$234,000	1640	0	7	1986	3	9897	N	N	16104 SE 156TH ST
006	512690	0323	5/15/02	\$242,000	1710	0	7	2001	3	4513	N	N	536 OLYMPIA AV SE
006	512690	0323	1/28/02	\$236,000	1710	0	7	2001	3	4513	N	N	536 OLYMPIA AV SE
006	885689	0290	3/12/02	\$234,000	1730	0	7	1987	3	9573	N	N	15608 161ST AV SE
006	885689	0190	4/16/02	\$222,800	1750	0	7	1987	3	8210	N	N	15613 160TH CT SE
006	885689	0160	3/14/02	\$244,775	1800	0	7	1986	3	8336	N	N	15602 159TH AV SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	511140	0116	7/22/02	\$190,000	1830	0	7	1960	4	40000	N	N	20242 218TH PL SE
006	510445	0490	4/8/03	\$255,900	1930	0	7	1989	3	7361	N	N	13921 SE 156TH ST
006	512690	0325	3/27/02	\$240,000	1940	0	7	2001	3	7023	N	N	529 OLYMPIA AV SE
006	668940	0021	11/11/03	\$238,000	2010	0	7	1962	4	8360	N	N	3920 SE 11TH PL
006	885689	0110	7/25/03	\$260,000	2020	0	7	1990	3	10182	N	N	15854 SE 156TH ST
006	512690	0328	5/17/02	\$230,000	2040	0	7	2001	3	4156	N	N	530 OLYMPIA AV SE
006	512690	0322	1/15/02	\$245,950	2040	0	7	2001	3	6203	N	N	524 OLYMPIA AV SE
006	512690	0324	3/11/02	\$236,000	2290	0	7	2001	3	4875	N	N	541 OLYMPIA AV SE
006	512690	0329	2/11/02	\$234,950	2290	0	7	2001	3	5955	N	N	542 OLYMPIA AV SE
006	918970	0045	8/20/03	\$350,000	2290	0	7	1960	3	20088	Y	Y	13215 SE 151ST ST
006	042206	9067	11/17/03	\$330,000	2380	0	7	1960	4	128937	N	N	19635 MAXWELL RD SE
006	042206	9048	8/12/02	\$270,000	2750	0	7	1981	3	22560	N	N	19209 218TH AV SE
006	146940	0011	9/11/02	\$349,950	3340	0	7	1965	4	13754	N	N	17817 RENTON-MAPLE VALLEY RD SE
006	510445	1080	12/8/03	\$239,500	1430	0	8	1988	3	10690	N	N	14059 SE 159TH PL
006	510445	1080	3/12/02	\$225,000	1430	0	8	1988	3	10690	N	N	14059 SE 159TH PL
006	510445	1190	9/25/03	\$254,950	1450	0	8	1986	3	8401	N	N	14011 SE 156TH CT
006	242305	9099	1/22/03	\$325,000	1510	140	8	1975	3	72309	N	N	17808 SE JONES RD
006	885692	0240	6/17/03	\$270,000	1540	650	8	1990	3	6146	N	N	15643 156TH PL SE
006	885692	0370	9/17/02	\$278,000	1540	650	8	1990	3	11540	N	N	15622 SE 156TH ST
006	510445	0340	9/16/03	\$255,000	1660	0	8	1989	3	9966	N	N	15423 139TH AV SE
006	510445	0910	8/14/02	\$255,000	1680	530	8	1987	3	9475	N	N	14031 SE 158TH ST
006	510445	1050	6/5/02	\$235,000	1710	0	8	1990	3	11506	Y	N	14047 SE 159TH PL
006	510445	1100	5/1/02	\$242,500	1740	0	8	1989	3	13334	N	N	14068 SE 158TH ST
006	231430	0020	6/6/02	\$250,000	1800	0	8	2000	3	6091	N	N	14106 SE 154TH PL
006	510445	0970	7/15/03	\$265,000	1810	0	8	1987	3	8700	Y	N	14001 SE 159TH PL
006	510445	0620	7/3/03	\$254,990	1830	0	8	1988	3	8761	N	N	15619 140TH PL SE
006	510445	1030	9/27/02	\$260,000	1860	0	8	1990	3	9790	Y	N	14037 SE 159TH PL
006	510445	0930	4/29/03	\$282,000	1880	0	8	1989	3	9451	N	N	14052 SE 159TH PL
006	510445	0660	5/2/03	\$276,500	1920	0	8	1989	3	11521	N	N	15643 140TH PL SE
006	510445	0600	7/29/03	\$274,000	1940	0	8	1987	3	12145	N	N	15607 140TH PL SE
006	510445	0590	4/1/03	\$260,000	2010	0	8	1987	3	8346	N	N	15601 140TH PL SE

Improved Sales Used in this Annual Update Analysis
Area 66
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510445	1130	1/13/03	\$276,000	2050	0	8	1989	3	21952	N	N	15656 140TH PL SE
006	231430	0160	5/29/02	\$310,000	2090	0	8	1997	3	6820	N	N	14186 SE 154TH PL
006	231430	0270	9/6/02	\$295,000	2090	0	8	1998	3	5302	N	N	15486 141ST PL SE
006	885692	0030	3/21/02	\$235,000	2110	0	8	1991	3	15053	N	N	15619 159TH AV SE
006	885692	0730	10/2/02	\$272,000	2130	0	8	1991	3	8350	N	N	15707 SE 156TH ST
006	231430	0050	7/18/03	\$294,950	2140	0	8	1998	3	4579	N	N	14124 SE 154TH PL
006	231430	0240	1/30/03	\$295,000	2150	0	8	1998	3	4978	N	N	15474 141ST PL SE
006	231430	0330	6/23/03	\$290,000	2150	0	8	1998	3	5991	N	N	15473 141ST PL SE
006	231430	0390	4/1/03	\$287,000	2150	0	8	1997	3	5072	N	N	15441 141ST PL SE
006	885692	0280	4/23/02	\$265,000	2160	0	8	1990	3	8580	N	N	15619 156TH PL SE
006	231430	0070	10/28/03	\$301,000	2160	0	8	1999	3	4968	N	N	14136 SE 154TH PL
006	510445	0230	4/19/02	\$285,000	2170	0	8	1990	3	11063	Y	N	15448 139TH AV SE
006	885692	0210	10/2/02	\$279,900	2170	0	8	1990	3	18307	N	N	15607 SE 157TH ST
006	510445	0090	2/24/03	\$283,000	2190	0	8	1987	3	8708	N	N	13904 SE 156TH ST
006	885692	0220	6/27/03	\$277,000	2190	0	8	1990	3	15233	N	N	15603 SE 157TH ST
006	510445	0210	10/3/02	\$295,000	2230	0	8	1987	3	10218	Y	N	13902 SE 155TH PL
006	885692	0060	11/6/02	\$299,995	2400	0	8	1991	3	10699	N	N	15832 SE 156TH CT
006	885692	0270	2/11/03	\$280,000	2420	0	8	1990	3	8580	N	N	15625 156TH PL SE
006	885692	0560	4/3/03	\$280,000	2430	0	8	1991	3	8888	N	N	15702 SE 157TH ST
006	242305	9030	9/18/02	\$419,950	2510	0	8	1997	3	31815	N	Y	17503 SE JONES RD
006	891410	0070	7/25/02	\$314,000	2530	0	8	1994	3	22499	Y	N	13951 SE 159TH PL
006	231430	0350	9/4/02	\$339,950	2580	0	8	1997	3	6525	N	N	15457 141ST PL SE
006	231430	0550	9/29/03	\$356,000	2580	0	8	1998	3	6344	N	N	15432 141ST PL SE
006	231430	0200	9/2/03	\$346,000	2590	0	8	1998	3	7299	N	N	15458 141ST PL SE
006	510446	0230	3/25/03	\$344,950	2650	0	8	1993	3	8973	N	N	13924 SE 158TH ST
006	231430	0670	11/19/02	\$348,000	2670	0	8	1998	3	8096	N	N	15707 142ND PL SE
006	231430	0950	3/21/03	\$353,450	2700	0	8	1998	3	7561	N	N	15767 143RD AV SE
006	231430	0920	10/14/02	\$349,950	2760	0	8	1998	3	7168	N	N	15743 143RD AV SE
006	231430	0940	3/12/02	\$349,950	2760	0	8	1998	3	7672	N	N	15759 143RD AV SE
006	510445	0050	9/26/03	\$339,950	2770	0	8	1987	3	8196	N	N	13934 SE 156TH ST
006	891410	0150	6/12/02	\$378,500	1900	730	9	1994	3	67518	Y	N	13920 SE 159TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
006	510445	0760	6/20/02	\$285,000	2080	0	9	1988	3	7619	Y	N	13948 SE 158TH ST
006	891410	0090	11/7/02	\$356,950	2120	0	9	1993	3	22430	Y	N	13939 SE 159TH PL
006	891410	0160	12/23/03	\$436,000	2570	0	9	1993	3	23442	Y	N	13938 SE 159TH PL
006	231430	0280	12/30/03	\$355,900	2580	0	9	1998	3	5387	N	N	15490 141ST PL SE
006	510446	0120	7/7/03	\$345,950	2600	0	9	1992	3	26154	N	N	13833 SE 158TH ST
006	510446	0050	10/16/02	\$312,000	2680	0	9	1992	3	11052	N	N	13907 SE 158TH ST
006	780645	0190	10/14/02	\$380,000	2760	0	9	1990	3	35171	N	N	15315 163RD CT SE
006	891410	0190	4/2/03	\$391,500	2860	0	9	1994	3	16700	Y	N	13982 SE 159TH PL
006	780645	0210	5/21/02	\$429,950	2900	0	9	1991	3	44785	N	N	15314 163RD CT SE
006	231430	0650	5/15/03	\$360,000	2930	0	9	1998	3	7654	N	N	15721 142ND PL SE
006	510447	0040	7/17/02	\$389,000	3080	0	9	1994	3	13233	N	N	15627 138TH PL SE
006	510447	0050	3/5/02	\$365,000	3100	0	9	1994	3	14735	N	N	15635 138TH PL SE
006	510447	0070	12/23/03	\$379,950	3110	0	9	1995	3	18843	N	N	15707 138TH PL SE
006	510447	0010	11/12/03	\$380,000	3170	0	9	1994	3	15441	N	N	15603 138TH PL SE
010	262306	9085	5/15/03	\$320,000	830	0	5	1989	3	85813	N	N	16627 244TH PL SE
010	342306	9020	8/27/02	\$370,000	1150	0	5	1990	3	400752	Y	N	18810 SE LAKE FRANCIS RD
010	352306	9035	1/8/03	\$187,500	1680	0	5	1938	4	120661	N	N	24818 SE 184TH ST
010	022206	9055	10/7/03	\$309,950	1060	1060	7	1961	3	102366	N	N	19608 244TH AV SE
010	332306	9056	6/19/02	\$256,000	1080	1080	7	1972	4	86248	N	N	18450 SE LAKE FRANCIS RD
010	332306	9055	4/24/03	\$245,000	1100	850	7	1968	3	54126	N	N	17836 CEDAR GROVE RD SE
010	342306	9062	3/20/02	\$199,500	1220	0	7	1967	4	24200	N	N	18401 244TH AV SE
010	272306	9096	10/22/02	\$324,500	1250	1000	7	1985	3	126759	N	N	16613 230TH AV SE
010	032206	9128	7/15/02	\$305,000	1350	590	7	1975	3	182952	N	N	24315 SE 196TH ST
010	032206	9031	12/7/02	\$330,000	1380	890	7	1949	4	207781	N	N	19809 236TH AV SE
010	332306	9027	6/17/03	\$285,000	1590	0	7	1984	4	84370	N	N	17615 CEDAR GROVE RD SE
010	274600	0032	3/18/03	\$253,660	1630	0	7	1977	4	39187	N	N	23011 SE 206TH ST
010	352306	9030	4/17/03	\$325,000	1630	0	7	1995	3	101930	N	N	25320 SE 184TH ST
010	352306	9107	3/13/03	\$290,000	1680	0	7	1978	4	129808	N	N	25227 SE 184TH ST
010	022206	9046	5/8/03	\$349,950	1730	0	7	1996	3	81000	N	N	20056 244TH AV SE
010	272306	9023	4/11/02	\$239,990	1730	0	7	1981	3	36376	N	N	16615 CEDAR GROVE RD SE
010	032206	9080	3/13/02	\$297,950	1850	1050	7	1967	4	98881	N	N	23205 SE 192ND ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	232306	9079	7/15/03	\$340,000	1860	1160	7	1971	4	18761	N	N	15631 ISSAQAH-HOBART RD SE
010	032206	9020	8/12/03	\$380,000	1940	0	7	1991	3	219527	N	N	24020 SE 202ND ST
010	261730	0460	10/20/03	\$356,000	2480	0	7	1997	3	60984	N	N	16418 239TH AV SE
010	102206	9128	10/27/03	\$340,000	2510	0	7	1984	4	50094	N	N	20807 231ST AV SE
010	032206	9144	9/17/02	\$379,950	2820	0	7	1983	4	49658	N	N	19508 SE LAKE FRANCIS RD
010	274600	0026	6/19/02	\$310,000	1440	520	8	1977	4	49658	N	N	20712 229TH AV SE
010	272306	9086	12/10/02	\$440,000	1700	1700	8	1977	3	219978	Y	N	23732 SE 170TH ST
010	274600	0020	2/13/02	\$290,000	1700	1410	8	1979	4	49658	N	N	20724 229TH AV SE
010	352306	9135	1/23/02	\$261,200	1780	0	8	1978	3	65340	N	N	25844 SE 184TH ST
010	222306	9106	5/16/03	\$378,900	1830	0	8	1973	4	218236	N	N	15313 230TH AV SE
010	032206	9142	2/7/03	\$300,000	1910	0	8	1979	4	52272	N	N	19603 241ST AV SE
010	262306	9087	2/13/02	\$318,000	1970	780	8	1989	3	146797	Y	N	16632 244TH PL SE
010	352306	9115	10/20/03	\$400,000	2260	0	8	1987	3	218671	N	N	25647 SE 179TH ST
010	272306	9104	9/24/02	\$405,000	2470	0	8	1997	3	218671	N	N	17101 230TH AV SE
010	032206	9066	6/30/03	\$390,000	3720	0	8	1966	5	52707	N	N	23630 SE 208TH ST
010	222306	9112	11/11/03	\$360,000	1280	1280	9	1977	3	117176	N	N	15216 231ST AV SE
010	272306	9155	2/19/02	\$435,000	2710	0	9	1997	3	205603	N	N	16829 234TH WY SE
010	342306	9014	3/1/02	\$424,375	3120	0	9	1991	3	220413	N	N	23924 SE 186TH ST
010	032206	9038	7/30/03	\$485,000	3140	0	9	1990	3	219106	N	N	20640 235TH AV SE
010	362306	9049	5/27/03	\$475,000	3360	0	9	1998	3	60548	N	N	18016 TIGER MOUNTAIN RD SE
010	272306	9158	5/1/03	\$577,500	3589	0	9	1998	3	116740	N	N	16920 234TH WY SE
010	352306	9153	10/24/03	\$425,000	3780	0	9	1986	3	87120	N	N	18126 248TH AV SE
010	261730	0340	9/25/03	\$561,500	3890	0	9	1982	3	53578	N	N	16312 236TH AV SE
010	272306	9070	8/1/03	\$605,000	2320	0	10	1987	3	324086	N	N	16426 CEDAR GROVE RD SE
010	022206	9123	1/3/02	\$486,000	2620	0	10	1993	3	89298	N	N	24407 SE 192ND ST
010	920670	0130	11/6/02	\$547,450	2820	0	10	1997	3	164221	N	N	24325 SE 182ND ST
010	920670	0070	4/25/03	\$580,000	3310	0	10	1998	3	121968	N	N	17811 244TH AV SE
010	352306	9152	1/2/03	\$695,000	3530	0	10	1997	3	92347	Y	N	24418 SE 177TH ST
010	920670	0110	10/30/03	\$735,315	3670	0	10	1998	3	150282	N	N	24136 SE 182ND ST
010	920670	0110	3/27/02	\$724,000	3670	0	10	1998	3	150282	N	N	24136 SE 182ND ST
010	352306	9184	2/20/03	\$690,000	3720	0	10	1998	3	93654	N	N	24494 SE 177TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
010	222306	9108	10/16/03	\$630,000	3860	160	10	2001	3	124146	Y	N	15608 230TH AV SE
010	920670	0240	3/18/03	\$2,400,000	9580	3730	12	1998	3	206038	N	N	18237 240TH AV SE
013	152306	9037	7/23/02	\$175,000	680	0	5	1973	3	43312	N	N	23927 SE TIGER MOUNTAIN RD
013	262306	9001	1/2/03	\$239,500	1790	0	5	1938	5	130680	N	N	25628 SE 164TH ST
013	242306	9154	7/6/02	\$289,980	1440	0	6	1980	3	99316	N	N	14722 260TH AV SE
013	242306	9154	7/3/03	\$262,500	1440	0	6	1980	3	99316	N	N	14722 260TH AV SE
013	242306	9024	5/5/03	\$235,950	1470	0	6	1927	4	70567	N	N	15317 TIGER MOUNTAIN RD SE
013	252306	9043	1/8/03	\$262,000	960	720	7	1971	4	31160	N	N	17030 TIGER MOUNTAIN RD SE
013	232306	9084	10/4/02	\$249,000	1090	520	7	1971	4	44431	N	N	15725 249TH AV SE
013	142306	9126	9/6/02	\$336,000	1100	370	7	1971	3	75794	N	N	13430 251ST AV SE
013	252306	9079	8/15/02	\$292,500	1100	0	7	1982	3	81892	N	N	27403 SE 164TH ST
013	152306	9198	4/1/03	\$275,000	1110	490	7	1986	3	14746	N	N	24249 SE 132ND WY
013	262306	9057	8/18/02	\$299,500	1170	320	7	1993	3	38502	N	N	25927 SE 164TH ST
013	142306	9129	12/19/03	\$280,000	1250	1100	7	1971	4	54450	N	N	13414 251ST AV SE
013	242306	9091	4/1/03	\$429,950	1250	600	7	1963	3	183823	N	N	15234 TIGER MOUNTAIN RD SE
013	556110	0360	5/17/02	\$287,500	1250	0	7	1974	4	38788	N	N	26228 SE 162ND PL
013	229490	0020	6/25/03	\$314,950	1260	700	7	1977	3	29957	N	N	25619 SE TIGER MOUNTAIN RD
013	864600	0140	5/7/03	\$254,000	1260	0	7	1963	3	108028	N	N	14909 269TH AV SE
013	242306	9057	2/25/03	\$295,000	1270	520	7	1978	3	99316	N	N	14620 260TH AV SE
013	142306	9086	9/29/03	\$350,000	1340	420	7	1982	3	50529	N	N	13516 251ST AV SE
013	556140	0570	11/4/03	\$300,000	1370	1100	7	1982	3	37752	N	N	25553 SE 159TH ST
013	152306	9110	7/31/02	\$311,000	1440	850	7	1977	4	60984	Y	N	23515 SE 137TH ST
013	864600	0010	7/17/02	\$315,000	1440	0	7	1959	2	216493	N	N	15121 269TH AV SE
013	556100	0940	9/24/03	\$269,000	1460	0	7	1965	4	35775	N	N	26401 SE 154TH PL
013	262306	9058	4/1/03	\$359,900	1500	200	7	1972	3	37601	Y	N	25921 SE 164TH ST
013	556140	0120	9/23/03	\$396,000	1510	1510	7	1983	3	25830	N	N	24957 SE 155TH PL
013	252306	9012	3/19/03	\$305,000	1530	0	7	1980	3	87120	N	N	26515 SE 172ND ST
013	556100	0260	7/2/02	\$277,850	1550	0	7	1976	3	35100	N	N	26032 SE 156TH ST
013	142306	9093	3/18/02	\$360,000	1570	410	7	1970	4	108900	N	N	13505 251ST AV SE
013	556100	0400	5/17/02	\$330,000	1580	0	7	1972	4	39150	N	N	26210 SE 158TH ST
013	152306	9016	12/11/02	\$330,000	1620	0	7	1949	4	132858	N	N	14222 ISSAQUAH-HOBART RD SE

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	152306	9043	1/4/02	\$329,500	1730	0	7	1983	3	57063	N	N	24007 SE 127TH ST
013	556130	0940	7/12/02	\$419,950	1760	1740	7	2002	3	34060	N	N	25005 SE MIRRORMONT PL
013	252306	9055	7/1/03	\$292,000	1770	0	7	1961	4	62290	N	N	26403 SE 166TH ST
013	556130	1050	7/25/02	\$307,000	1830	0	7	1989	3	43560	N	N	25343 SE MIRRORMONT PL
013	152306	9149	7/27/03	\$309,000	1910	0	7	1968	5	20868	N	N	24018 SE TIGER MOUNTAIN RD
013	242306	9018	2/11/03	\$329,000	1940	0	7	1975	3	37577	N	N	26625 SE 152ND ST
013	152306	9204	4/22/02	\$325,000	2020	0	7	1995	3	85813	N	N	13250 235TH PL SE
013	556100	0450	5/17/02	\$315,000	2020	0	7	1962	4	37800	N	N	26004 SE 158TH ST
013	142306	9193	11/13/03	\$390,000	2030	0	7	1992	3	341510	N	N	25850 SE TIGER MOUNTAIN RD
013	252306	9136	7/27/02	\$289,950	2320	0	7	1966	4	51400	N	N	26428 SE 172ND ST
013	864600	0170	11/20/02	\$430,000	2670	0	7	1981	4	215622	N	N	26919 SE 146TH ST
013	556120	0530	11/10/03	\$385,500	1150	410	8	1969	4	35100	N	N	25658 SE 154TH ST
013	556120	0530	12/24/02	\$325,000	1150	410	8	1969	4	35100	N	N	25658 SE 154TH ST
013	556130	0890	9/26/03	\$331,500	1210	1010	8	1978	3	36040	N	N	24749 SE MIRRORMONT PL
013	556130	1410	1/29/02	\$350,000	1210	1170	8	1974	5	41325	N	N	25207 SE MIRRORMONT DR
013	556140	0200	7/29/02	\$260,000	1300	420	8	1976	2	42830	N	N	25311 SE MIRRORMONT BL
013	232306	9096	10/15/02	\$289,900	1330	800	8	1978	4	45738	N	N	14702 255TH AV SE
013	556130	1280	9/23/03	\$325,000	1360	0	8	1978	3	36990	N	N	24502 SE MIRRORMONT DR
013	556130	0070	6/24/03	\$345,000	1380	730	8	1977	3	39900	N	N	25260 SE MIRRORMONT WY
013	556120	1010	7/1/03	\$325,000	1420	600	8	1969	4	35100	N	N	15419 256TH AV SE
013	556130	0330	5/28/03	\$377,950	1460	750	8	1977	3	35100	N	N	25019 SE MIRRORMONT WY
013	556130	1250	4/25/02	\$335,000	1480	680	8	1976	4	36045	N	N	24606 SE MIRRORMONT DR
013	556130	0060	11/19/03	\$338,000	1510	730	8	1977	3	46173	N	N	25270 SE MIRRORMONT WY
013	556120	0610	10/6/03	\$355,000	1540	950	8	1977	4	35100	N	N	25605 SE 152ND ST
013	556140	0730	7/3/03	\$371,000	1540	1540	8	1970	4	40800	N	N	15808 256TH AV SE
013	556100	0050	7/9/03	\$350,000	1560	530	8	1977	4	35100	N	N	26055 SE 152ND ST
013	232306	9073	2/11/02	\$339,950	1570	480	8	1977	4	40003	N	N	14710 255TH AV SE
013	556140	0400	1/13/03	\$298,000	1570	890	8	1980	3	38425	N	N	25172 SE 158TH ST
013	252306	9133	3/6/03	\$335,000	1610	720	8	1974	4	73616	N	N	26310 SE 166TH ST
013	262306	9074	5/1/03	\$325,000	1610	0	8	1992	3	58806	N	N	25714 SE 164TH ST
013	232306	9065	10/17/03	\$395,500	1620	1000	8	1981	3	51836	N	N	26009 SE 159TH PL

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556140	1140	10/14/03	\$365,000	1670	800	8	1982	3	36425	N	N	15009 245TH AV SE
013	556100	0610	5/6/02	\$360,000	1700	540	8	1978	3	36000	N	N	15855 266TH AV SE
013	556130	0390	9/22/03	\$357,000	1700	310	8	1978	4	36450	N	N	25229 SE MIRRORMONT WY
013	556130	0390	10/10/02	\$347,500	1700	310	8	1978	4	36450	N	N	25229 SE MIRRORMONT WY
013	556140	0660	9/4/03	\$365,000	1710	0	8	1980	3	40500	N	N	25905 SE 159TH ST
013	556120	0090	12/3/02	\$360,000	1730	500	8	1966	3	36450	N	N	25832 SE 152ND ST
013	252306	9122	6/6/02	\$299,950	1750	0	8	1968	3	42000	N	N	16408 TIGER MOUNTAIN RD SE
013	556120	1000	8/21/02	\$344,000	1770	580	8	1978	4	35100	N	N	25435 SE MIRRORMONT DR
013	556140	0220	5/21/02	\$414,950	1770	1600	8	1993	3	35150	N	N	25407 SE MIRRORMONT BL
013	252306	9063	6/13/02	\$535,000	1820	140	8	1998	3	145490	N	N	16335 TIGER MOUNTAIN RD SE
013	556140	0190	4/8/02	\$469,000	1830	1920	8	1999	3	35438	N	N	25233 SE MIRRORMONT BL
013	262306	9071	7/28/03	\$300,000	1850	0	8	1977	3	91476	N	N	16125 255TH AV SE
013	556100	0440	10/2/02	\$323,000	1860	0	8	1972	4	38475	N	N	26020 SE 158TH ST
013	229490	0030	11/15/02	\$295,000	1900	0	8	1983	4	32017	N	N	25635 SE TIGER MOUNTAIN RD
013	556110	0350	5/3/02	\$300,000	1950	140	8	1967	4	34740	N	N	26248 SE 162ND PL
013	556100	0190	11/18/02	\$318,900	1970	0	8	1977	4	35100	N	N	26055 SE 154TH ST
013	252306	9050	2/10/03	\$399,000	1980	700	8	1961	4	217800	N	N	26614 SE 168TH ST
013	556100	0710	10/14/03	\$357,000	2000	280	8	1975	3	36180	N	N	26050 SE 159TH PL
013	556120	0880	9/17/02	\$304,900	2000	0	8	1966	5	37739	N	N	25819 SE 154TH ST
013	556140	1260	12/2/03	\$375,000	2000	0	8	1986	3	38000	N	N	14601 245TH AV SE
013	556100	1060	8/7/02	\$395,000	2140	0	8	1963	3	68389	N	N	26345 SE 156TH PL
013	556120	0740	10/24/02	\$417,000	2140	900	8	1967	4	18200	N	N	15601 258TH PL SE
013	556120	0930	6/11/03	\$449,000	2220	1560	8	1965	4	35100	N	N	15707 260TH AV SE
013	556110	0340	6/12/03	\$365,950	2250	0	8	1974	4	36080	N	N	26260 SE 162ND PL
013	556140	0410	12/10/02	\$329,900	2260	0	8	1980	4	34598	N	N	25156 SE 158TH ST
013	556140	0310	7/2/02	\$335,000	2270	580	8	1977	3	38850	N	N	25546 SE 159TH ST
013	252306	9170	8/14/03	\$425,000	2280	0	8	1988	3	111414	N	N	17302 270TH AV SE
013	556100	0750	8/20/03	\$355,000	2280	0	8	1983	3	40300	N	N	26455 SE 152ND ST
013	556120	0690	9/19/03	\$338,400	2380	0	8	1982	4	37800	N	N	15607 260TH AV SE
013	242306	9129	9/10/03	\$426,000	2390	0	8	1995	3	105850	Y	N	27503 SE 154TH PL
013	262306	9049	8/28/02	\$291,500	2390	0	8	1968	4	33750	N	N	25713 SE 164TH ST

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	556120	0810	7/21/03	\$419,950	2570	0	8	1974	5	54450	N	N	15432 256TH AV SE
013	556120	0810	6/17/02	\$385,000	2570	0	8	1974	5	54450	N	N	15432 256TH AV SE
013	142306	9040	6/7/02	\$585,000	2790	1120	8	1992	3	147232	N	N	13368 244TH LN SE
013	556100	0980	7/1/02	\$334,000	2790	0	8	1963	3	37625	N	N	15604 263RD AV SE
013	242306	9163	4/23/03	\$342,324	3310	0	8	1986	4	62290	N	N	14440 TIGER MOUNTAIN RD SE
013	556130	1260	6/21/02	\$334,500	1450	760	9	1988	3	35910	N	N	24532 SE MIRRORMONT DR
013	556130	1370	7/8/03	\$445,000	1530	1530	9	1968	4	69260	N	N	25257 SE MIRRORMONT DR
013	556130	1370	12/3/02	\$425,000	1530	1530	9	1968	4	69260	N	N	25257 SE MIRRORMONT DR
013	556140	0240	6/19/03	\$331,000	1660	650	9	1982	4	34720	Y	N	25505 SE MIRRORMONT BL
013	142306	9014	7/16/03	\$562,250	2000	680	9	1980	4	217800	N	N	25616 SE 138TH ST
013	556120	1040	4/7/03	\$330,000	2120	0	9	1978	4	35100	N	N	15457 256TH AV SE
013	232306	9093	11/7/03	\$393,500	2170	0	9	1979	4	78843	Y	N	25202 SE MIRRORMONT WY
013	864600	0280	9/22/03	\$445,000	2250	0	9	1991	3	215622	N	N	14411 269TH AV SE
013	556130	0880	8/19/02	\$395,000	2260	2260	9	1968	3	35880	N	N	24735 SE MIRRORMONT PL
013	556140	1460	5/19/03	\$380,500	2260	0	9	1987	3	39150	Y	N	25103 SE 146TH ST
013	556140	0020	9/2/02	\$370,000	2280	0	9	1980	3	30625	N	N	24419 SE MIRRORMONT BL
013	556120	0860	8/2/02	\$343,092	2300	0	9	1986	3	36450	N	N	25671 SE 154TH ST
013	556130	1230	10/21/02	\$333,000	2320	760	9	1978	3	35604	N	N	24708 SE MIRRORMONT DR
013	556130	1220	12/11/02	\$495,000	2530	1340	9	2001	3	33750	N	N	24718 SE MIRRORMONT DR
013	556140	0260	12/10/02	\$507,074	2710	1280	9	2002	3	38400	N	N	25527 SE MIRRORMONT BL
013	556140	1170	9/25/03	\$515,000	2810	0	9	1995	3	42750	N	N	14835 245TH AV SE
013	232306	9031	11/4/02	\$460,000	2890	0	9	2001	3	41670	N	N	14425 255TH AV SE
013	242306	9142	4/5/02	\$478,000	2910	0	9	2001	3	53578	N	N	14724 TIGER MOUNTAIN RD SE
013	252306	9186	12/9/02	\$469,950	2910	0	9	2002	3	34848	N	N	26808 SE 162ND PL
013	556130	0950	10/24/02	\$340,000	3000	0	9	1968	3	36680	N	N	25015 SE MIRRORMONT PL
013	252306	9173	1/3/03	\$619,500	3510	0	9	1998	3	219978	N	N	17321 270TH AV SE
013	144500	0120	4/2/02	\$516,500	3730	0	9	1998	3	68824	N	N	13625 240TH AV SE
013	556130	0520	2/5/03	\$382,850	4020	0	9	1978	3	40248	N	N	15041 253RD AV SE
013	142306	9207	8/25/03	\$575,000	2350	0	10	1999	3	90169	N	N	13350 244TH LN SE
013	252306	9172	6/3/03	\$535,000	3410	0	10	1992	3	118047	N	N	17420 270TH AV SE
013	252306	9191	8/8/03	\$758,500	3330	1810	11	1998	3	232174	N	N	16121 TIGER MOUNTAIN RD SE

Improved Sales Used in this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
013	222306	9159	8/22/03	\$1,309,000	3150	0	12	2003	3	43450	N	N	24276 SE 147TH PL
013	222306	9025	9/2/03	\$1,850,000	5210	0	13	2003	3	43450	N	N	24244 SE 147TH PL
013	222306	9170	11/10/03	\$2,020,000	5800	0	13	2003	3	158840	Y	N	24257 SE 147TH PL

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
002	032306	9014	9/16/03	\$220,000	PERSMH0; BANKRUPTCY - RECEIVER OR TRUSTEE
002	032306	9014	9/16/02	\$218,244	PERSMH0; EXEMPT FROM EXCISE TAX
002	102306	9019	6/3/02	\$2,100,000	OPEN SPACE
002	261680	0260	6/12/02	\$466,432	BANKRUPTCY - RECEIVER OR TRUSTEE
002	261680	0510	3/6/02	\$485,000	RELOCATION - SALE TO SERVICE
002	813750	0340	3/22/02	\$335,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
002	813750	0770	4/17/02	\$329,900	NON-REPRESENTATIVE SALE
006	042206	9004	10/10/02	\$24,129	EASEMENT OR RIGHT-OF-WAY
006	042206	9034	10/10/02	\$2,995	EASEMENT OR RIGHT-OF-WAY
006	042206	9039	6/10/02	\$4,834	EASEMENT OR RIGHT-OF-WAY
006	042206	9039	6/10/02	\$4,834	EASEMENT OR RIGHT-OF-WAY
006	042206	9039	7/3/02	\$318,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	042206	9063	8/16/03	\$108,178	QUIT CLAIM DEED; RELATED PARTY
006	042206	9095	3/12/02	\$2,533	EASEMENT OR RIGHT-OF-WAY
006	042206	9096	3/12/02	\$2,533	EASEMENT OR RIGHT-OF-WAY
006	042206	9097	10/10/02	\$8,384	EASEMENT OR RIGHT-OF-WAY
006	092206	9032	6/27/02	\$7,587	EASEMENT OR RIGHT-OF-WAY
006	092206	9035	6/15/02	\$4,013	EASEMENT OR RIGHT-OF-WAY
006	092206	9061	9/9/03	\$199,950	DIAGNOSTIC OUTLIER
006	092206	9132	12/2/02	\$121,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	146140	0095	5/9/02	\$100,000	DIAGNOSTIC OUTLIER
006	146940	0040	2/19/03	\$185,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	202306	9042	6/6/03	\$220,000	SEGREGATION AND/OR MERGER
006	222305	9032	5/22/03	\$199,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	222305	9110	4/5/02	\$52,103	RELATED PARTY, FRIEND, OR NEIGHBOR
006	222305	9120	9/3/03	\$140,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
006	231430	0200	9/2/03	\$346,000	RELOCATION - SALE TO SERVICE
006	231430	0270	9/6/02	\$295,000	RELOCATION - SALE TO SERVICE
006	231430	0350	8/9/02	\$339,950	RELOCATION - SALE TO SERVICE
006	232305	9013	3/25/02	\$219,000	DIAGNOSTIC OUTLIER
006	232305	9067	8/27/03	\$189,950	DIAGNOSTIC OUTLIER
006	232305	9071	3/1/02	\$185,000	GOVERNMENT AGENCY; MOBILE HOME
006	242305	9057	4/11/03	\$180,000	ESTATE ADMINISTRATOR; OBSOLESCENCE
006	275220	0010	5/10/02	\$4,617	EASEMENT OR RIGHT-OF-WAY
006	292306	9053	8/19/03	\$265,000	UNFINISHED AREA
006	357020	0010	6/13/03	\$410,000	IMP COUNT
006	510445	0090	2/2/03	\$283,000	RELOCATION - SALE TO SERVICE
006	510445	0100	4/18/03	\$11,700	QUIT CLAIM DEED; RELATED PARTY
006	510445	0120	9/5/02	\$250,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	510445	0990	8/30/02	\$254,446	EXEMPT FROM EXCISE TAX
006	510445	1030	9/27/02	\$260,000	RELOCATION - SALE TO SERVICE
006	510446	0120	7/3/03	\$345,950	RELOCATION - SALE TO SERVICE
006	511240	0005	5/1/02	\$4,145	EASEMENT OR RIGHT-OF-WAY
006	511240	0015	7/22/02	\$4,837	EASEMENT OR RIGHT-OF-WAY
006	511240	0021	10/10/02	\$2,518	EASEMENT OR RIGHT-OF-WAY

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	511240	0025	8/12/02	\$5,470	EASEMENT OR RIGHT-OF-WAY
006	511240	0035	6/1/02	\$6,140	EASEMENT OR RIGHT-OF-WAY
006	511240	0040	6/14/02	\$8,520	EASEMENT OR RIGHT-OF-WAY
006	511240	0070	9/9/03	\$210,000	GOVERNMENT AGENCY
006	512640	0070	5/2/02	\$104,700	NON-REPRESENTATIVE SALE
006	512690	0100	10/6/03	\$70,000	QUIT CLAIM DEED; RELATED PARTY
006	512690	0125	11/5/03	\$45,077	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
006	512690	0495	12/1/03	\$88,404	QUIT CLAIM DEED; RELATED PARTY
006	512800	0025	3/22/02	\$115,000	BANKRUPTCY - RECEIVER OR TRUSTEE
006	891410	0160	12/23/03	\$436,000	RELOCATION - SALE TO SERVICE
006	918970	0010	4/3/02	\$91,000	EXEMPT FROM EXCISE TAX; RELATED PARTY
010	022206	9060	3/27/02	\$210,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	022206	9085	8/29/03	\$209,500	DIAGNOSTIC OUTLIER
010	032206	9048	9/6/02	\$155,000	% COMPLETE
010	032206	9118	10/27/03	\$549,900	RELATED PARTY: QUIT CLAIM DEED
010	222306	9013	6/4/02	\$675,000	PERSMOBILE HOME
010	222306	9047	10/3/02	\$50,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	222306	9048	7/8/03	\$375,000	DIAGNOSTIC OUTLIER
010	222306	9048	4/22/03	\$357,000	EXEMPT FROM EXCISE TAX
010	222306	9108	5/17/02	\$480,062	EXEMPT FROM EXCISE TAX
010	222306	9110	11/11/03	\$460,000	DIAGNOSTIC OUTLIER
010	261730	0190	10/16/02	\$126,075	QUIT CLAIM DEED
010	261730	0530	4/16/03	\$340,000	UNFINISHED AREA
010	262306	9039	3/5/03	\$205,000	RELATED PARTY, FRIEND, OR NEIGHBOR
010	272306	9078	6/20/02	\$60,000	EXEMPT FROM EXCISE TAX
010	272306	9094	5/1/02	\$3,002	EASEMENT OR RIGHT-OF-WAY
010	272306	9100	7/24/02	\$10,760	EASEMENT OR RIGHT-OF-WAY
010	272306	9128	6/12/02	\$1,170	EASEMENT OR RIGHT-OF-WAY
010	272306	9131	3/21/02	\$2,559	EASEMENT OR RIGHT-OF-WAY
010	272306	9146	6/12/02	\$11,239	EASEMENT OR RIGHT-OF-WAY
010	342306	9020	7/2/02	\$9,563	EASEMENT OR RIGHT-OF-WAY
010	352306	9039	9/24/02	\$116,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	352306	9164	10/22/03	\$220,000	%COMPLETE; ACTIVE PERMIT>25K BEFORE SALE
010	352306	9164	7/9/02	\$101,000	MOBILE HOME; % COMPLETE
013	142306	9207	4/21/03	\$575,000	RELOCATION - SALE TO SERVICE
013	232306	9103	5/10/02	\$339,900	BANKRUPTCY - RECEIVER OR TRUSTEE
013	232306	9108	11/4/02	\$485,000	UNFINISHED AREA
013	242306	9060	9/1/02	\$175,000	DIAGNOSTIC OUTLIER
013	242306	9159	7/26/02	\$92,000	RELATED PARTY; %COMPLETE
013	556100	0310	7/3/02	\$595,000	CORPORATE AFFILIATES
013	556110	0250	1/30/03	\$143,625	QUIT CLAIM DEED
013	556110	0430	6/12/02	\$118,000	% COMPLETE
013	556120	0740	10/8/02	\$417,000	RELOCATION - SALE TO SERVICE
013	556120	1040	4/7/03	\$330,000	RELOCATION - SALE TO SERVICE
013	556130	0070	4/1/03	\$116,664	PARTIAL INTEREST

Improved Sales Removed from this Annual Update Analysis
Area 66
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
013	556130	0330	11/7/02	\$377,950	RELOCATION - SALE TO SERVICE
013	556130	0890	10/11/02	\$230,000	NON-REPRESENTATIVE SALE
013	864600	0220	11/5/03	\$375,000	DIAGNOSTIC OUTLIER

Vacant Sales Used in this Annual Update Analysis
Area 66

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
002	032306	9119	3/11/03	\$280,000	218235	N	N
002	152306	9211	7/12/02	\$206,500	219978	N	N
002	509030	0045	8/11/03	\$195,000	99271	N	N
002	509030	0050	8/8/03	\$150,000	43943	N	N
002	509030	0055	8/8/03	\$150,000	62474	N	N
006	222305	9048	9/15/03	\$57,000	7656	N	N
006	232305	9114	4/17/03	\$65,000	15681	N	N
006	322306	9103	4/24/02	\$65,000	379407	N	N
010	022206	9056	5/13/03	\$139,000	60548	N	N
010	022206	9057	4/23/03	\$5,000	95832	N	N
010	022206	9058	4/25/03	\$139,000	60548	N	N
010	022206	9138	4/25/03	\$139,000	60548	N	N
010	022206	9139	8/29/03	\$117,000	41232	N	N
010	022206	9140	7/18/02	\$155,000	89733	N	N
010	032206	9108	8/4/03	\$100,000	44550	N	N
010	222306	9062	10/27/03	\$220,000	889495	Y	N
010	222306	9080	7/18/03	\$147,000	109771	N	N
010	272306	9156	8/21/03	\$173,500	218235	N	N
010	272306	9156	9/25/03	\$217,000	218235	N	N
010	332306	9017	7/22/03	\$90,000	85377	N	N
010	332306	9069	4/24/03	\$279,000	738541	N	N
010	342306	9105	9/2/03	\$235,000	217800	Y	N
010	352306	9047	9/24/02	\$155,000	87555	N	N
013	142306	9055	7/21/03	\$85,000	361983	N	N
013	142306	9199	10/3/03	\$110,000	85377	N	N
013	152306	9047	11/19/03	\$89,000	83635	N	N
013	222306	9001	11/18/02	\$245,000	43450	N	N
013	222306	9025	11/18/02	\$245,000	43450	N	N
013	222306	9030	7/23/03	\$240,000	44431	N	N
013	222306	9075	11/18/02	\$245,000	43450	N	N
013	222306	9159	3/21/03	\$245,000	43450	N	N
013	222306	9160	7/17/03	\$255,000	43450	N	N
013	222306	9161	8/5/03	\$245,000	43450	N	N
013	222306	9166	12/9/03	\$260,000	43450	N	N
013	222306	9167	7/22/03	\$270,000	68235	N	N
013	222306	9170	11/18/02	\$325,000	158840	Y	N
013	222306	9172	11/25/03	\$395,000	170635	N	N
013	252306	9031	9/25/03	\$135,000	37500	N	N
013	252306	9106	11/6/03	\$70,000	27000	N	N
013	556120	0890	8/26/02	\$107,000	35161	N	N
013	556130	0870	10/21/02	\$100,000	35100	N	N
013	556130	1420	2/8/02	\$74,000	33480	N	N
013	556140	0260	3/19/02	\$105,000	38400	N	N
013	556140	0290	4/8/02	\$67,500	46173	N	N
013	556140	0980	8/13/02	\$69,500	36900	N	N
013	804110	0120	3/13/02	\$68,000	34800	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 66

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	162305	9048	2/5/03	\$3,801,500	CORPORATE AFFILIATES; MULTI-PARCEL SALE
010	222306	9062	7/23/02	\$12,449	EASEMENT OR RIGHT-OF-WAY
006	275220	0020	8/15/02	\$9,500	EASEMENT OR RIGHT-OF-WAY
010	332306	9026	7/1/02	\$8,237	EASEMENT OR RIGHT-OF-WAY
006	332306	9025	7/1/02	\$3,144	EASEMENT OR RIGHT-OF-WAY
010	342306	9105	7/2/02	\$7,423	EASEMENT OR RIGHT-OF-WAY
006	511240	0010	2/2/02	\$2,158	EASEMENT OR RIGHT-OF-WAY
006	146940	0072	2/27/02	\$18,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
010	222306	9053	12/17/03	\$850,792	GOVERNMENT AGENCY
006	242305	9051	3/8/02	\$6,000	GOVERNMENT AGENCY
006	712040	0045	7/29/02	\$30,000	GOVERNMENT AGENCY
013	556130	1540	1/10/02	\$300,000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
006	357020	0020	2/6/03	\$71,500	GOVERNMENT AGENCY; STATEMENT TO DOR
010	332306	9016	5/24/02	\$36,000	LEASE OR LEASE-HOLD
010	032206	9065	11/4/02	\$60,000	MOBILE HOME
010	342306	9080	12/11/02	\$94,000	NO MARKET EXPOSURE
013	152306	9175	5/1/02	\$108,000	NO MARKET EXPOSURE; RELATED PARTY
013	252306	9189	5/8/03	\$69,700	NO-PERC
010	342306	9081	11/11/03	\$250,000	TIMBER AND FOREST LAND



**King County
Department of Assessments**

King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

**Scott Noble
Assessor**

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr